

THE FAYETTE COUNTY PLANNING COMMISSION met on February 4, 2016 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Graw, Chairman
Arnold L. Martin, III, Vice-Chairman
John H. Culbreth, Sr.
Al Gilbert
Brian Haren

STAFF PRESENT: Pete Frisina, Director Community Services
Dennis Dutton, Zoning Administrator
Chanelle Blaine, Planning and Zoning Coordinator

Welcome and Call to Order:

Chairman Graw called the Planning Commission Meeting to order. Chairman Graw introduced the Commission Members and Staff.

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1. Consideration of the Minutes of the Meeting held on February 4, 2016.

Al Gilbert made a motion to approve the minutes. Arnold Martin seconded the motion. The motion passed 4-0-1. John Culbreth abstained from the vote.

2. Consideration of a Final Plat of the Paso Fino Ridge. The property will consist of four residential lots zoned R-75, is located in Land Lot 87 of the 5th District and fronts on South Jeff Davis Drive.

Chairman Graw asked Pete Frisina to give an update to Arnold Martin and John Culbreth about the property.

John Culbreth asked where the property was located on South Jeff Davis Drive.

Chairman Graw replied that the property is off of Jimmy Mayfield Boulevard.

John Culbreth then asked for a landmark.

Al Gilbert replied that the lot is in front of Jeff Davis Plantation.

Pete Frisina stated that the property was rezoned August 2015. He said that the first time it was brought before the Planning Commission it was denied for one (1) acre tracts. He said that it was brought before Planning Commission again by Jay Knight (not the original presenter), and was approved for two (2) acre tracts. He stated that the developer ended up with four (4) lots. He added that the plat has been approved with two (2) conditions which is a part of the rezoning.

Chairman Graw said the property is situated in an area that residents have said is dangerous because of the cuts in the road and the curb. He stated that the developer originally came in with one (1) acre lots, but the property was finally approved by the Board of Commissioners as an R-75 zoning district. He added that these were two (2) acre lots with two (2) curb cuts for the four (4) lots. He said that there will only be two (2) driveways. He added that there will be an easement for the two (2) driveways.

Al Gilbert asked what were Pacolet and Cataula II.

Pete Frisina replied soil.

Chairman Graw asked Arnold Martin whether he remember this rezoning or not.

Arnold Martin replied that he wasn't at this particular meeting.

Chairman Graw asked John Culbreth if he was on the Planning Commission when this rezoning came before them.

John Culbreth replied no.

Al Gilbert stated that this was presented by someone else besides Jay Knight originally. He said that they were originally asking for 10 lots and each would have had a curb cut.

Chairman Graw stated that Jeff Davis Plantation was directly behind these four (4) lots.

Pete Frisina said that Woodlands subdivision was to the left.

Chairman Graw asked if there were any further discussion.

Al Gilbert made a motion to approve the final plat for Paso Fino Ridge. Brian Haren seconded the motion.

John Culbreth asked about the dangerous curb the residents complained about.

Dennis Dutton stated that the comments were made at the rezoning. He said after talking to Phil Mallon (County Engineer) they could have possibly received curb cuts for each lot. He added that because of the concern from the residents the Board of Commissioners decided to place the condition to limit the access to two (2) lots and the developer was okay with it.

Chairman Graw reiterated that the neighbors had said there had been a number of accidents in that area and that's why the Board of Commissioners limited the curb cuts to two (2) on that stretch of road.

The motion passed 5-0.

PUBLIC HEARING

3. **Consideration of Petition No. 1253-16, Trademark Quality Homes, Inc., Owner, and Rod Wright, Agent, request to rezone 26.90 acres from A-R to R-50 to develop a Single-Family Residential Subdivision. This property is located in Land Lot 59 of the 7th District and fronts on Ebenezer Road. *(This agenda item was not properly advertised, therefore, the Planning Commission cannot take any action on Petition 1253-16. This Petition has been advertised for March 3, 2016 for the Planning Commission and March 24, 2016 for the Board of Commissioners.)***

Pete Frisina told the Planning Commission that he spoke with the County Attorney and he advised them to make a motion and a second to table the petition to March 3, 2016.

Al Gilbert made a motion to table Petition 1253-16 to the March 3, 2016 meeting. Arnold Martin seconded the motion. The motion passed 5-0.

Chairman Graw mentioned that Arnold Martin will be chairman for the March 3, 2016 meeting and maybe the March 17, 2016 meeting.

Brian Haren asked that all members be present at the next meeting.

Chairman Graw stated that if four members are present at the meeting and there is a two (2) / two (2) split vote that is automatically a denial. He emphasized the importance of the Planning Commission coming to a consensus on the vote.

Chairman Graw apologized for not being able to make it to the vote on March 3, 2016 due to surgery.

OLD BUSINESS

4. **Discussion of the SR 74 and SR 85 intersection.**

Pete Frisina told Jay Knight that the Planning Commission and staff are looking at the intersection corners of S.R 74 and S.R. 85 for non-residential development. He said that staff and the Planning Commission have developed two (2) zoning districts, one (1) is existing but is being morphed into two (2) calling it Limited Commercial one (1) and Limited Commercial two (2). He stated that the Limited Commercial (2) district does allow for a convenience commercial establishment but it's limited in size and the number of pumps. He added that the architectural standards will be reminiscent of turn of the century because the Planning Commission and staff are creating a Starrs Mill Historical District. He said this was because of Starrs Mill's close proximity to the intersection, and it being a major focal point of the County. He stated that there are three (3) styles of architecture that they're looking at: the characteristics of Starrs Mill to build into a commercial building, one (1) part commercial block, or a two (2) part commercial block. He said that downtown Fayetteville has characteristics of both one (1) part commercial

block and two (2)-part commercial block. He added that South on S.R 85 and Grady there is a shopping center that is fairly new with a more modern aspect that is similar to what we're looking at doing. He mentioned that the districts will not allow for any heavy use.

Al Gilbert said it is reminiscent of downtown Senoia.

Pete Frisina stated that the Planning Commission and staff were going to control the color of the brick and it will be the prominent material used. He mentioned that there will be a color palate administered for any other painted surfaces. The Planning Commission and staff will control the color, bricks, landscaping, and lightening.

Pete Frisina stated that he has talked to all five (5) members of the Board of Commissioners. He said of the five (5), two (2) Commissioners did not give him an indication on whether they like the idea or not. He added that he assumed they are probably agreeable to it because they did not ask a lot of questions. He stated that three (3) of them displayed some apprehension in one form or another about the work that is being done by the Planning Commission and staff at the intersection. He said the array of reaction to the project was: why are we doing anything at all, wanting even more limited commercial and no commercial at all. He added that two (2) would probably go along with it and he couldn't say whether the other three (3) would go for it or send it back. He received suggestions for the district and one (1) was that any sign structures associated with the business shall also have the same architectural characteristics as the principle structure.

Chairman Graw asked will any changes need to be made to the Sign Ordinance.

Pete Frisina replied no it is only the sign structure. The other suggestion is to not allow wood fencing. He said they would allow fencing that look like wood because of the durability of the other materials were so much greater than wood. He stated we will not get the old-timey look from a vinyl, aluminum or PVC.

Chairman Graw asked if their issue with the fencing is geared toward the durability of the fence.

Al Gilbert replied yes it's about the maintenance and upkeep of the fence.

Pete Frisina stated that you don't have to paint it and it holds its appearance longer.

Arnold Martin asked if the PVC was like a chain-link fence.

Pete Frisina replied no, it's like a white picket fence. He said that the fence could be any color but it wouldn't have the split rail look to it. He added that only wood can give you that look. He asked the Planning Commission if they wanted to stick with wood or exclude it.

Brian Haren asked if the Commissioner who has the problem with the wood fencing be more inclined to vote for approval of the district if it is excluded.

Pete Frisina replied that it's one (1) out of five (5) chance.

Brian Haren said that it's a small concession to make for a vote for the district.

Arnold Martin agreed saying if that gets us to where we want to be without changing the integrity of the project then let's do it.

Chairman Graw asked the Planning Commission if they wanted to wipe out the wood. The Planning Commission agreed to wipe out the wood from the district.

Pete Frisina said that he would re-write that portion. He stated that he has done some wordsmithing to the overlay district. He asked the Planning Commission if they want to hear this on the 3rd of March if so, staff would need to advertise by tomorrow. He said there was some suggestion from a Commissioner if we sought public input. He stated that we have never had a procedure to do that for land use changes or for zoning ordinance amendments. He added that there is not really a good way to seek input unless you put a sign up. He asked where you would put the sign up at, and would it be on all four (4) corners of the intersection. He then asked if he contacted subdivisions would he also have to contact individuals. He added that we don't have a procedure for that and they never have.

Al Gilbert suggested contacting the local newspapers to see if they would like to put an article in the paper.

Pete Frisina said we can do that.

Brian Haren asked what the alternatives were from the Commissioners who were against the project.

Pete Frisina replied nothing and possibly O-I.

Chairman Graw stated that we have been working on this for three (3) years. He stated that there are plenty of signs in the area that say potential commercial property for sale. He added one of the concerns from the public is us being reactive. He said he doesn't want us to be in a defensive mode if multiple residents in the area decide to sell their property near the intersection and ask for it to be rezoned as C-H (Commercial Highway) our most intense commercial zoning district. He added you don't know what can happen if you deny someone C-C, or C-H zoning. He said we want to have something in place before someone demands that we do something with it.

Chairman Graw stated that one (1) of the Chairman's tried to keep Lot two (2) natural/undeveloped, but it didn't fly. He added that they tried to make County property, but at that time the County didn't have the money to buy it.

Bill Beckwith said that Al Gilbert suggested contacted the neighbors east of Starrs Mill when a gas station wanted to come in at the intersection.

Pete Frisina said that he would get in contact with the newspaper.

Brian Haren asked if we should give it over to the Board of Commissioners so they can decide on the project.

Arnold Martin asked will we have a vote on it that evening.

Pete Frisina said they will have the opportunity to act on. He said they can approve, deny, or table.

Chairman Graw asked when we have the Public Hearing on this.

Pete Frisina replied March 3, 2016.

Chairman Graw asked if we could delay it till the 17th of March.

Pete Frisina told him it wouldn't be on the Agenda until April.

Brian Haren said he wouldn't be here on that week.

Pete Frisina said he wouldn't be here that week.

Chairman asked for the Public Hearing to be held the first of April.

Al Gilbert suggested a joint workshop for the project since there was apprehension from a few Commissioners.

Pete Frisina said that we really shouldn't have a joint workshop because staff couldn't turn it around to the Board of Commissioners within a week.

Chairman Graw stated that the Board of Commissioners may say get rid of it or add a few tweaks to it.

Arnold Martin stated that he really wants the residence of that area to voice their opinion of what they want or need in that area.

Al Gilbert said that they needed to be careful because the first meeting they had on this project the residents wanted the property to be zoned C-H so they could get the highest dollar amount for their property.

Pete Frisina said he would send a press release to the paper saying that we were working on land use changes in the area and will be having a Public Hearing Meeting in April. He added that if the public wanted to look at the plan they could contact the Planning & Zoning Department.

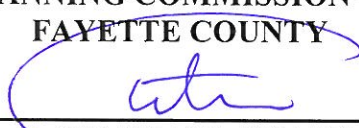
Al Gilbert suggested that he add a picture to the article depicting the turn of the century style

structures they would like for the area.


Chairman Graw asked if there was anything else they wanted to discuss.

Brian Haren made a motion to adjourn the meeting. Chairman Graw said the meeting was adjourned at 7:35 pm.

PLANNING COMMISSION OF
FAYETTE COUNTY



JIM GRAW, CHAIRMAN

Arnold L. Martin, Jr. 

ATTEST:
